

Office To Let

£85 per sq ft

1,252 sq ft

**17-19 Maddox Street,
London, W1S 2QH**

Newly Refurbished Office Floor
Moments from Oxford Circus Tube
Station, due to be furnished
imminently.

- Fully Fitted & Furnished
- New LED Lighting
- Brand New Kitchenette
- Demised WC's
- Passenger Lift
- Top Floor Unit
- 1 x Boardroom
- 1 x Meeting Room





17-19 Maddox Street, London, W1S 2QH

Summary

- Rent: £85 per sq ft
- Business rates: £29.93 per sq ft
- Service charge: £11.72 per sq ft
- Lease: New Lease

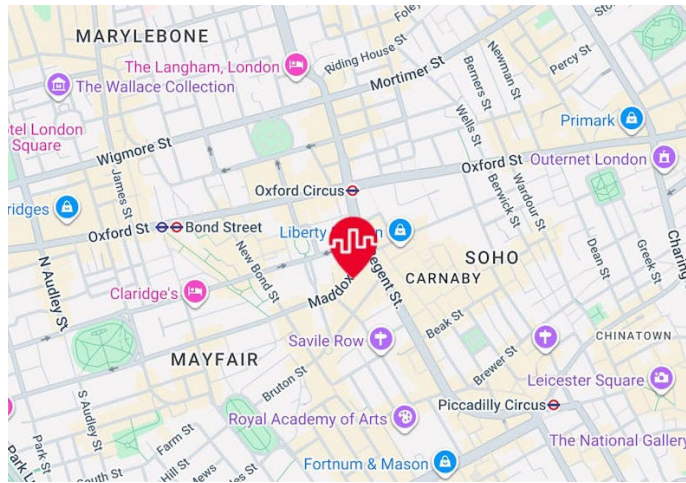
Contact & Viewings

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Description

Top floor office unit in a prestigious Mayfair location available now. The floor benefits from a brand new meeting room, executive office and kitchen area. Furniture is due to be installed imminently, and once in situ will complete the brand new CAT A+ refurbishment.

The plug & play nature of the suite is further enhanced by its Netcalibre connection offering private, dedicated internet connection that doesn't require a wayleave and can be activated within just a few days.

Location

17-19 Maddox Street is situated on the western side of Mayfair. The location is second to none in terms of its access to local retailers and restaurants, being in close proximity to both Regent Street and Soho.

In terms of public transport connections, Oxford Circus (Victoria, Bakerloo and Central Lines) is a c. 4 minute walk away. In addition, Bond Street (Central, Jubilee and Elizabeth Lines) is also easily accessible via the Hanover Square entrance, a c. 5 minute walk from the property.



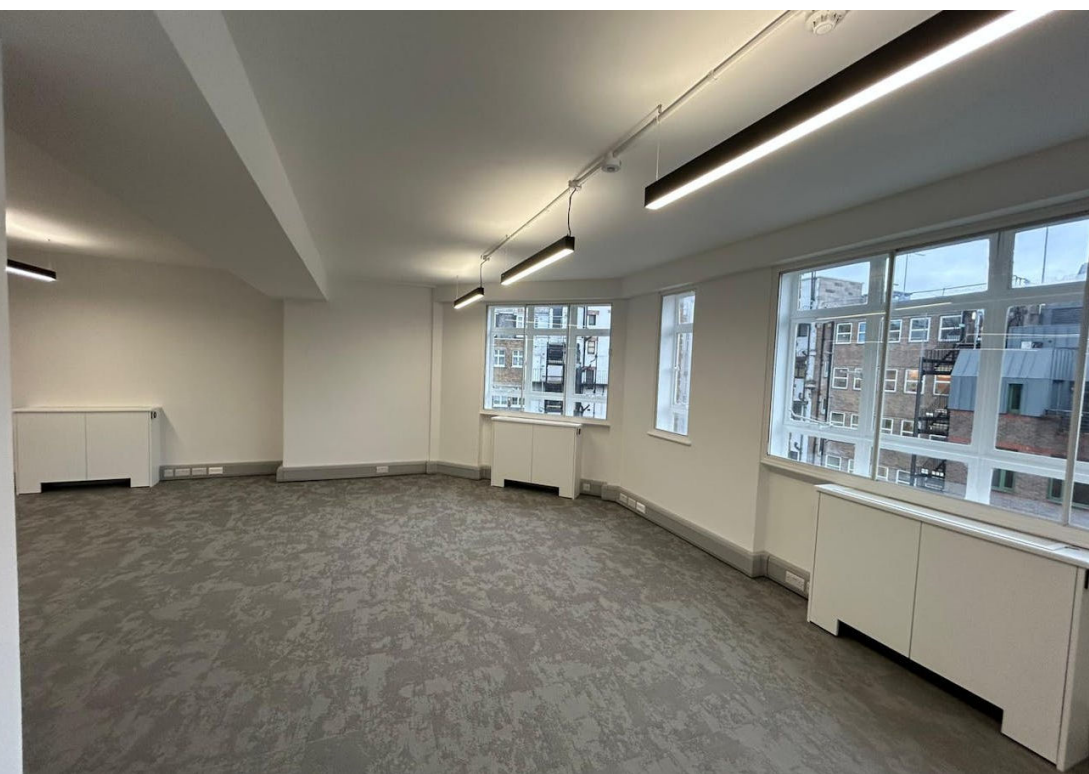
Accommodation

Name	sq ft	sq m	Availability
5th	1,252	116.31	Available
Total	1,252	116.31	

Amenities & Specifications

Fitout Concept: CAT A+
Build Status: Refurbished







CONDUIT STREET

ST GEORGES STREET

MADDOX STREET

BALCONY



FIFTH FLOOR-17-19 MADDOX STREET
LONDON - W1S 1QG - SCALE 1:50@A3

0m 1m 2m 3m 4m 5m